

3427731 10/16/2006 03:48P Weld County, CO  
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO  
SHEET 1 of 2



OWNER: FIRESTONE FINANCE AUTHORITY  
C/O CHERI ANDERSEN  
151 GRANT AVE.  
P.O. BOX 100  
FIRESTONE, CO 80520  
(303) 833-3291  
FAX (303) 833-4863

PLANNER: THE NICKERSON COMPANY, LLC  
5310 WARD ROAD, SUITE #211  
ARVADA, CO 80002  
(303) 422-7393  
(303) 422-7834 FAX

ENGINEER: TST INC. CONSULTING ENGINEERS  
748 WHALERS WAY  
FORT COLLINS, CO 80525  
(970) 226-0557  
(970) 226-0204 FAX

KNOW ALL MEN BY THESE PRESENTS THAT THE FIRESTONE FINANCE AUTHORITY, BEING THE SOLE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED LAND TO WIT:

THE NORTH ONE-HALF OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, EXCEPTING THEREFROM THOSE PORTIONS OF SAID LAND AS CONVEYED BY INSTRUMENTS RECORDED MAY 17, 1909 IN BOOK 305, PAGE 15; MAY 3, 2000 AS RECEPTION NO. 2765844; AND RIGHT OF WAY ALONG WELD COUNTY ROAD 15 PER DOLLAGHAN ANNEXATION TO THE TOWN OF FIRESTONE RECORDED AT RECEPTION NO. 2520155 AND 2520156, BOOK 1577, PAGES 26 AND 27, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 18, T2N, R67W OF THE SIXTH P.M., AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 TO BEAR S00°53'21"E WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER N8B°15'53"W, 30.01 FEET TO THE NORTHEAST CORNER OF SAID QUAM DEED RECORDED AT RECEPTION NO. 276584 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID QUAM CLAIM, S00°53'21"E, 50.02 FEET (PREVIOUSLY RECORDED AS S00°53'19"E) 50.02 FEET TO THE SOUTHEAST CORNER OF SAID QUAM CLAIM, SAID POINT BEING THE WESTERLY RIGHT OF WAY OF WELD COUNTY ROAD 15, AND SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTLY RIGHT OF WAY OF WELD COUNTY ROAD 15 AS DESCRIBED IN SAID DOLLAGHAN ANNEXATIONS NOS. 1 AND 2 TO THE TOWN OF FIRESTONE, N00°53'21"E, 2590.25 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;  
THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, N89°06'39"W, 2618.37 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 18;  
THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, N89°07'55"W, 2105.37 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE UNION PACIFIC RAILROAD COMPANY BY RECORD OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 305 AT PAGE 105;  
THENCE ALONG THE EASTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO THE TOWN OF FIRESTONE AS RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2538622 IN BOOK 1596;  
THENCE ALONG SAID EASTERLY LINE N00°16'49"E, 2568.35 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER CLAIM DEED RECORDED AT RECEPTION NO. 2765844;  
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID QUARTER CLAIM THE FOLLOWING TWO (2) COURSES:  
1) S89°30'49"E, 2079.21 FEET, (PREVIOUSLY RECORDED AS S89°30'43"E, 2079.10 FEET);  
2) S10°05'50"E, 251.50 FEET TO THE POINT OF BEGINNING AS S89°15'58"E, 2591.07 FEET) TO THE SOUTHEAST CORNER OF SAID QUARTER CLAIM, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY OF WELD COUNTY ROAD 15 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 278.32 ACRES MORE OR LESS (12,123,514 SQUARE FEET).

Firestone Central Park, a Civic, Cultural and Community Center ("Central Park"), is a large tract of property approximately one mile wide and one-half mile across that is bounded by Sable Avenue on the north, Colorado Boulevard on the west and Frontier Street on the east. The property is owned by the Firestone Finance Authority, and is leased to the Town of Firestone ("Firestone" or "Town") pursuant to a lease-purchase agreement. Central Park is centrally located within the Firestone Urban Growth Boundary. The concept for the use of the property is for municipal and public land uses.

Central Park provides for a variety of public land uses, including public parks and facilities. Its large size and central location provides a tremendous opportunity to offer such public uses both for Firestone and the region.

There are no known environmental hazards located on Central Park.

Central Park will be served with potable water and sanitary sewer service from the extension of existing lines located within the St. Vrain Ranch subdivision. The Town will provide necessary public services to the site. The property is intended to be included in Carbon Valley Recreation District and the Frederick Firestone Fire Protection District. Infrastructure will be financed by the Town, unless otherwise determined by the Town.

As shown on the ODP map, there are three primary access points into Central Park from Sable Avenue and one from Frontier Street.

The zoning for Central Park is Planned Unit Development with the Open Space Land Use Category, with uses to include public and municipal buildings, facilities and uses. The land use for Lot 1 is further restricted to permit only public library and related accessory land uses.

The maximum building height for Central Park is 35 feet, unless otherwise approved at the time of Final Development Plan.

Area	Land Use Category	Acres	%
Area 1	PUD-OS	6.07	2
Area 2	PUD-OS	272.25	98
Total		278.32	100

**Development Schedule**  
Initial development of the site is anticipated to begin in 2006.

Parks and trail development will be an integral part of Central Park.

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS 27 DAY  
OF JULY, 2006 BY ORDINANCE NO. 608 .

M. J. Moore  
MAYOR

ATTEST: TOWN CLERK

BY SIGNING THIS ODP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

BY: JASON JONES, PRESIDENT

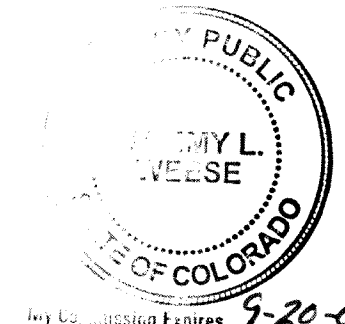
STATE OF COLORADO )  
 )SS  
COUNTY OF WELD )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF October, 2006, BY JASON JONES, AS PRESIDENT, ON BEHALF OF THE FIRESTONE FINANCE AUTHORITY.

Tammy L. Weese  
WITNESS MY HAND AND OFFICIAL SEAL

Tammy L. Weese  
NOTARY PUBLIC

September 20, 200  
MY COMMISSION EXPIRES



REVISIONS	Description	
	Date	
	By	
DRAWN C.E.M.		
CHECKED D.B.L.		
DESIGNED C.E.M.		
FILENAME 0131_ODP_01.dwg		

**CENTRAL PARK  
A CIVIC, CULTURAL, AND COMMUNITY CENTER  
OUTLINE DEVELOPMENT PLAN  
TEXT SHEET**



**TST, INC.**  
Consulting Engineers  
748 Whalers Way  
Fort Collins, Colorado  
Phone: 970-228-0557

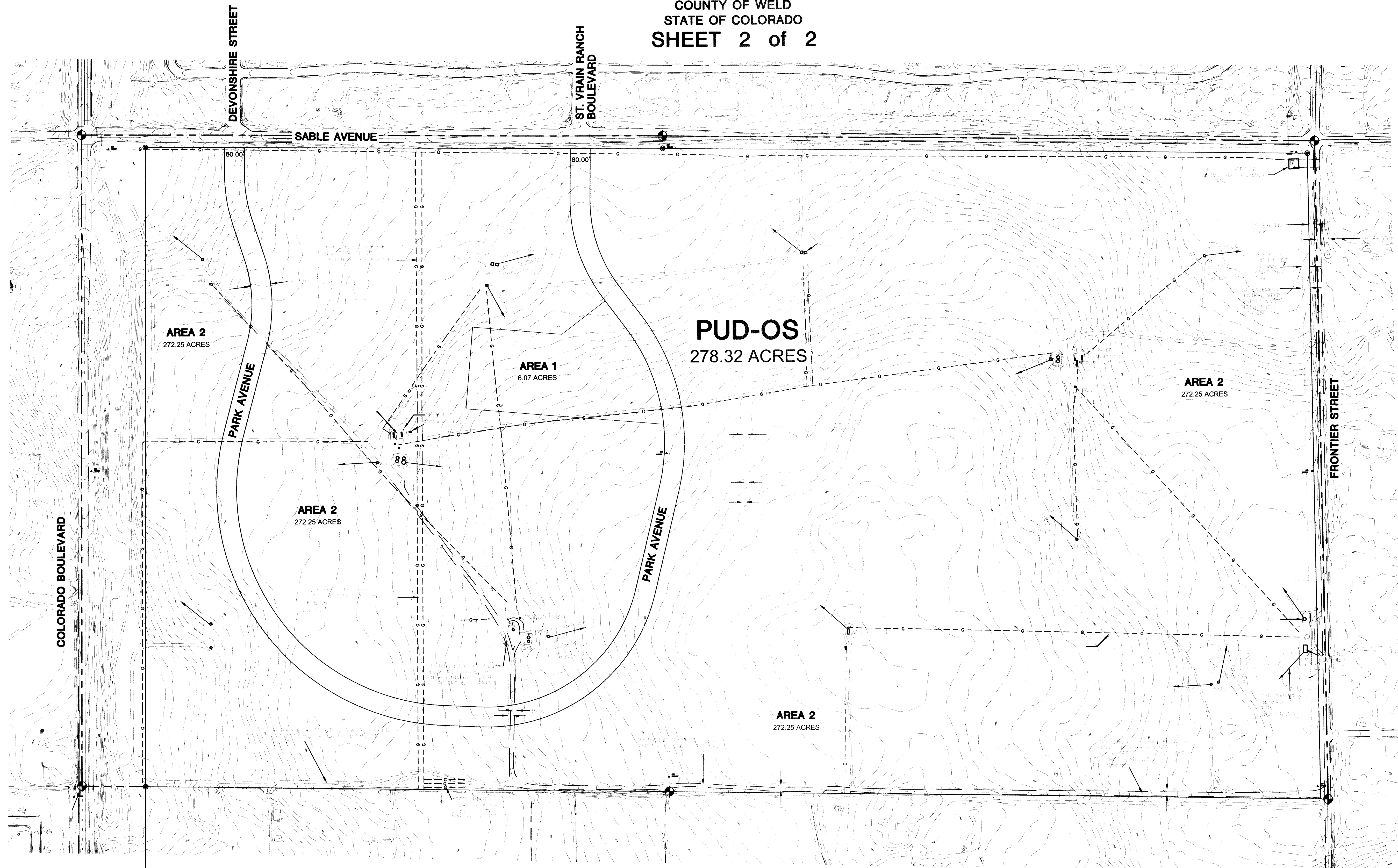
<b>Firestone Information Block</b>			
Name of Submittal:	Central Park	JOB NO.	668.0131.02
Type of Submittal:	Outline Development Plan	SCALE	N/A
Filing Number:	1	DATE	AUGUST 2006
Phase Number:	N/A	SHEET	1 OF 2
Sheet Title:	Text Sheet		
Preparation Date:	7/13/2006		
Revision Date:	8/11/2006		
Revision Date:			
Revision Date:			
Revision Date:			
Revision Date:			

1 OF 2



3427731 10/16/2006 03:48P Weld County, CO  
2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

OUTLINE DEVELOPMENT PLAN  
CENTRAL PARK  
A CIVIC, CULTURAL, AND COMMUNITY CENTER  
TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO  
SHEET 2 of 2



REVISIONS	DESCRIPTION

DRAWN	C.E.M.
CHECKED	D.B.L.
DESIGNED	C.E.M.
FILENAME	0131_ODP_01.dwg

CENTRAL PARK  
A CIVIC, CULTURAL, AND COMMUNITY CENTER  
OUTLINE DEVELOPMENT PLAN  
MAP SHEET

**TST**  
TST, INC.  
Consulting Engineers  
746 Whisman Way  
Fort Collins, Colorado  
Phone: 970.228.0867  
Fax: 970.228.0864

Firestone Information Block	
Name of Submittal:	Central Park
Type of Submittal:	Outline Development Plan
Filing Number:	1
Phase Number:	N/A
Sheet Title:	Map Sheet
Preparation Date:	7/13/2006
Revision Date:	8/17/2006
Revision Date:	
Revision Date:	
Revision Date:	

JOB NO.	668.0131.02
SCALE	1"=200'
DATE	AUGUST 2006
SHEET	2 OF 2